

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 20, 2005 PLANNING COMMISSION MEETING

P.A.S.#: Comprehensive Plan Conformance #05005
Acquisition of Park Land

PROPOSAL: To determine if the proposed park acquisition by the City of Lincoln is in conformance with the 2025 Lincoln/Lancaster County Comprehensive Plan.

LOCATION: Vicinity of West Leighton Avenue, West Thatcher Lane and NW 46th Street.

LAND AREA: Two parcels totaling 13,900 square feet or 0.32 acre

CONCLUSION: The proposed acquisition is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Find that this request is in conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

PURPOSE: The Planning Commission is required to review the proposed land acquisition for a determination of conformity with the Comprehensive Plan.

LEGAL DESCRIPTION: Lot 7, Block 4 Ashley Heights 4th Addition and Lot 5, Block 1, Ashley Heights 5th Addition, located in the NE 1/4 of Section 18, Township 10, Range 6, Lancaster County, Nebraska

EXISTING ZONING: R-3, Residential District

EXISTING LAND USE: Vacant platted residential lots

HISTORY:

June 2004: The Final Plat is approved for Ashley Heights 5th Addition which identifies Lot 5, Block 1 as a buildable lot with a pedestrian way located along the west property line.

November 2003: The Final Plat is approved for Ashley Heights 4th Addition which identifies Outlot A as a public mini-park and Lot 7, Block 4 as a buildable lot.

April 2001: Ashley Heights Preliminary Plat, Community Unit Plan and Special Permit is approved by the City Council. Outlot A identified as open and green space.

COMPREHENSIVE PLAN SPECIFICATIONS:

A range of parks and open space, from tot-lots to ballfields, should be distributed within neighborhoods and be within walking distance of the residents. (Page F 16)

Parks, recreation areas, and green partitions

Parks, recreation areas, and green partitions between communities provide a diverse landscape important to a comfortable and acceptable community. (Page F 55)

Encourage convenient access to neighborhood services (stores, schools, parks) from residential areas. (Page F 66)

Many activities of daily living should occur within walking distance. Neighborhoods should include homes, stores, workplaces, schools and place to recreate. (Page F 66)

It is important that the community continue to acquire parkland and conserve open space areas commensurate with expanding development and population growth. The responsibilities for acquisition and development of parkland, and conservation of open space must be shared among many cooperating partner agencies and organizations. (Page F 133)

Neighborhood parks are comprised of sites that are approximately eight to twelve acres and are centrally located within areas of residential development. Typical activity areas include playground equipment, open lawn area for informal games and activities, play court with a single basketball goal for informal games, seating, and walking paths. (Page F 136)

Approximately ½ mile radius in the urban area; neighborhood parks are anticipated to generally be located within the center of each mile section. (Page F 136)

- Locate neighborhood parks close to the center of residential areas and within walking distance of a majority of residents. Park sites should be readily accessible by pedestrians and bicyclists.
- Locate neighborhood parks adjacent to elementary schools where possible.
- Locate neighborhood parks adjacent to greenway linkages where possible.
- Locate park sites where residents living in surrounding homes can view activities in the park to provide for informal supervision.
- Where possible, select sites for neighborhood parks that allow for multiple functions, such as storm water management or habitat conservation.
- Identify opportunities to acquire and develop neighborhood parks in established neighborhoods that are deficient in neighborhood park resources.

ANALYSIS:

1. This is a request to review the acquisition of two parcels for future public park use abutting Outlot A in the Ashley Heights subdivision for a determination of conformity with the 2025 Lincoln City-Lancaster County Comprehensive Plan. The parcels are

within a block bounded by West Leighton Avenue on the north, NW 43rd on the east, West Thatcher Lane on the south, and NW 46th Street on the west.

2. Acquisition of the proposed parcels would add approximately 0.32 acres of public park land to the City of Lincoln parks inventory, and increase the size of the future Ashley Heights Park to over 2 acres. These two vacant parcels are platted as residential lots. The purchase of these parcels for park and recreational use is to replace land at Woods Park which was converted for the expansion and construction of the new Lincoln-Lancaster County Health Department office and clinic. The Parks and Recreation Department are pursuing land acquisition from interested sellers.
3. Ashley Heights Park is the only future park facility identified on the east side of NW 48th Street. The development and expansion of a park facility at this location is supported by Comprehensive Plan goal locating parks within walking distance of neighborhoods. Hub Hall Heights subdivision will also be served by this future public park.
4. The proposed Ashley Heights Park would consist of playground equipment and seating areas. Park improvements for the park facility are identified in the City of Lincoln Capital Improvement Program for Fiscal Year 2006-2007. The timing of park improvements are subject to change.
5. The acquisition of the proposed parcels increases the number of direct access points and public street frontage adjacent the future Ashley Heights Park. These entrance points add convenience for surrounding residents who may walk or bicycle to the park. The proposed parcels are located across from a "T" intersection, which would allow for more direct entry into the park for residents from the north and south parts of the neighborhood.
6. The acquisition of the proposed parcels provides additional visibility into the interior of the park from the surrounding public street, which enhances safety and security for users of the park. The increased visibility from the public street allows for indirect supervision of park activities. Some additional grading within the boundary of these lots may be needed to improve visibility from the public street.
7. Due to the grade difference between Outlot A and the adjacent residential lots to the north and south, the acquisition of these lots would allow for a wider park entrance. This wider entrance would permit an appropriate path to be constructed, which mitigates the grade difference between the street and the interior park space.

8. Once a finding of conformity has been determined, the City would then proceed to complete the acquisition through purchase of these parcels, and ultimately develop the property into a public mini-park.
9. The acquisition of these proposed parcels for the future Ashley Heights Park meets the intent of the Comprehensive Plan, and will enhance recreational use, accessibility and safety when park improvements are implemented.

Prepared by:

Duncan Ross, AICP, 441-7603, dross@lincoln.ne.gov
Planner

DATE: July 11, 2005

APPLICANT: Parks and Recreation Development
2740 A Street
Lincoln NE 68502
(402) 441-7847

CONTACT: Director of Parks and Recreation Development
Lynn Johnson
2740 A Street
Lincoln NE 68502
(402) 441-7847



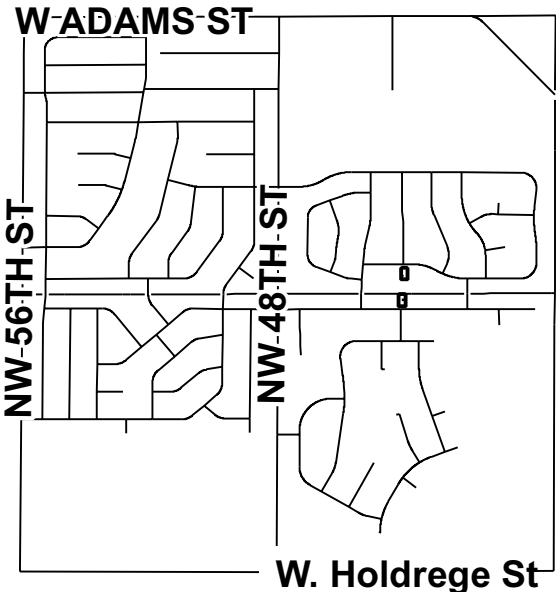
Comp Plan Conformance #05005 **Acquisition of Park Land** **NW 45th & W Leighton Ave.**

2002 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 18 T10N R6E



ATTACHMENT A



Scale: 1" = 150' North Δ

RECEIVED

JUN 9 2005

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Memorandum

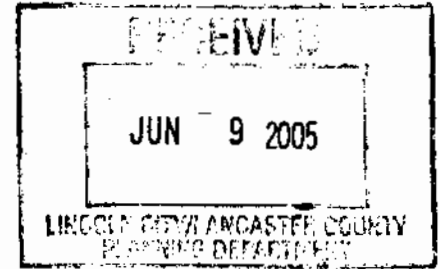
June 6, 2005

TO: Marvin Krout, Planning

FR: Lynn Johnson, Parks and Recreation



RE: Review of Land Proposed for Acquisition for Consistency with the Comprehensive Plan



The purpose of this memo is to request review by the Planning Commission of acquisition of three areas of land for consistency with the Comprehensive Plan. The areas are described as follows:

Parcels adjoining Ashley Heights Park - Attachment A

- Ashley Heights 4th Addition, Block 4 Lot 7, 4501 West Leighton Avenue (6,820 S.F.)
- Ashley Heights 5th Addition, Block 1 Lot 5, 4444 West Thatcher Lane (7,080 S.F.)

Parcel adjoining Fleming Fields Recreational Sports Park- Attachment B

- Abbot & Irvine's Subdivision, Block 6 Lots 1 through 4 and south ½ of vacated Walker Avenue, located on the west side of North 33rd Street north of Leighton Avenue (20,915 S.F.)

Parcels for Park in the Witherbee Neighborhood- Attachment C

- Irregular Tract Lot 222 located in the Northwest Quarter of Section 20, Township 20N, Range 7 East, 4105 'J' Street (26,166 S.F.)
- the southern 182 feet of Irregular Tract L76 located in the Northwest Quarter of Section 20, Township 20N, Range 7 East, 4115 'J' Street (11,921 S.F.)

Background

Federal Land and Water Conservation Fund (LWCF) program funding was utilized in development of Woods Park, located southwesterly of 33rd and 'O' Streets. A provision of acceptance of LCWF funds requires that any land "converted" from outdoor recreation use be replaced on a value-for-value basis. One acre in the northwest corner of Woods Park is being transferred to the Lincoln/Lancaster County Health Department for expansion of the office and clinic facility. This land has a fair market value of \$317,740 as determined by an independent appraiser. We have been working to identify land for acquisition with an aggregate value of at least \$317,740.

Discussion

The following is a discussion of the aforementioned parcels proposed for acquisition relative to guidance provided by the Lincoln/Lancaster County Comprehensive Plan.

Parcels adjoining Ashley Heights Park

An outlot area to serve as a future neighborhood park was identified through the subdivision process for the Ashley Heights subdivision. This outlot is approximately 1.8 acres in size and is

located with the area bounded by West Leighton Avenue on the north, NW 43rd Street on the east, West Thatcher Lane on the south, and NW 46th Street on the west. Acquisition and development of the site for a neighborhood park is consistent with policy guidance within the Comprehensive Plan to provide neighborhood parks within ½ mile walking distance of residents. The future park site has frontage onto and access from NW 46th Street on the west. The site has slopes paralleling the north and south property boundaries. The proposed acquisition of the two parcels will provide access and visibility to the future neighborhood park site from the north and south, enhancing outdoor recreation use.

Parcel adjoining Fleming Fields Recreational Sports Park

The plan for the Antelope Valley project included development of a new community park in the vicinity of North 31st Street and Leighton Avenue. The plan identified acquisition of privately owned land adjacent to the former Woodside Park and Dietrich Trail, including the subject parcel that fronts on North 33rd Street. At the time that land was assembled for Fleming Fields Recreational Sports Park, the owner did not wish to sell the property. Subsequently the owner has expressed interest in selling the property. The proposed acquisition of the property will provide vehicular access to the parking lot located in the eastern portion of the park, and provides visual access into the park from 33rd Street.

Parcels for Park in the Witherbee Neighborhood

Residents of the Witherbee Neighborhood have expressed interest in acquisition and development of a mini park to serve residents living in the vicinity of South 40th and Randolph Streets. The area is more than ½ mile from Woods Park to the west, and Stuhr Park to the east. In addition, residents must cross arterial streets to access these parks. Demographic information from the 2000 Census indicates that the predominant age group of children living in the area is less than five years of age. Acquisition of the subject parcels would allow development of a mini park with a small playground serving families with young children.

Please phone me at 441-8265 with questions or comments. Thank you for your assistance.